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The McKinley Herald

SUPPLEMENT

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VOL. IV, No. 8 BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. DECEMBER, 1908.

FIRST FRUITS OF MANIGUA GROVE.

A SAMPLE BOX OF ORANGES RECEIVED FROM McKINLEY.

Visitors to the Buffalo Office Delighted.

The day that the earliest investors in the big Orange Grove at McKinley have been looking forward to for four years, and the organizers of the Tropical Development Company for five years, has arrived! Fruit has been gathered from the Grove and sent North. Early this fall an inquiry was sent from the Buffalo office to Manager Ford as to the possibility of securing a box of fruit that was actually grown on our own trees. Mr. Clendenning, the superintendent of the Grove, reported that there was about enough fruit of various sizes on the trees, here and there, to fill three boxes. As the oranges began to ripen, the prospect of sending any North became doubtful. The bondholders at McKinley, both old residents and newcomers, were interested to see what the fruit was like, and sampled it occasionally. So, also, did the laborers on the Grove. Emphatic instructions were sent down that some of that fruit must come to the Buffalo office, so that the Northern bondholders could have a chance to see it. Oranges and grape-fruit, small sizes and large, could be mixed in the same box, but have it we must. And have it we did. Mr. Ford was equal to the demand, and sent us a box containing sixty oranges, every one picked from the Manigua Grove, which we received on November 18th. Here was positive evidence that we had produced a bearing orange grove. True, it was the first small beginnings of a harvest, but like the first steps of a child it showed the coming power and vigor of manhood.

These oranges were gathered from Grove No. 35. the five-acre square in front of the Grove House, and are Pineapple Oranges, a favorite Florida variety. There are 10 rows of this variety in No. 35, the other 13 rows being Navelencia oranges.

We have given a few of these oranges to bondholders who have visited our office since they came, and all have found the fruit to be deliciously sweet and juicy, and equal to the best produced in Florida. This was better than our expectations, for the fruit of young trees is not always as juicy and fine-grained as that from older trees. Next year we shall have a larger crop, and the time is not far off when the Profit Sharing Gold Bonds will be yielding dividends, which will increase year by year.

The Tropical Development Company has had its share of "croakers" and "knockers," and the fact that we put up an attractive and novel proposition four years ago—something out of the common, hum-drum, four to six per cent. investments—made them as excited as a batch of monkeys. They said we were selling swamp lands, but scores of visitors went to McKinley the first winter and silenced that tale. They said we couldn't give title to the land, but soon deeds began to come North, each certified by three government officers, until now we have issued hundreds of them. They said we would never plant the 500-acre grove—it was a big and laborious task and an expensive one, but we completed the planting last March. They are still hanging about our path, jabbering and grimacing at us, but always retreating as we advance. We are too busy carrying forward our great undertaking to give them attention, and we believe the great body of our bondholders are too sensible to be misled by empty chattering.

We are able to say what variety of oranges was received from the Grove, because, although we have planted five or six varieties of oranges and four or five varieties of grape-fruit from time to time, we have kept a record of where each variety is planted. We have aimed to put two varieties of oranges or one of orange and one of grape-fruit in each five-acre square, so that when the Grove is put up at auction by sub-divisions in 1914, the auctioneer can tell the number of rows of trees of each variety in each square before calling for bids. Long before that time comes McKinley will be known to thousands of monied winter visitors, and the brand of Manigua oranges and Manigua grape-fruit will be known to hundreds of produce commission houses throughout the eastern United States, and plenty of bidders equipped with ample funds will be on hand to contest for parts or the whole of this famous property.

MR. CHARLES OBERLANDER SHOWING FRUIT FROM THE ISLE OF PINES

Progress With the Town Hall.

Extract from a letter of Mr. George F. Young, dated Nov. 15, 1908:

"Tuesday we had our 'bee.' Thirty-nine men sat down to eat, and it would have done your heart good to see them. We had sixteen at the regular table, sixteen out on the front veranda, and the others at the big table in the house. We had pork, string beans, sweet potatoes, raw onions, apple sauce, bread and butter, coffee, and pie. There were seventeen women here, and it kept them busy waiting on table and frying pork. I ate at the second table with the Messrs. Risley, Tolksdorff, McMullen, McIntosh and Brigden. Mr. Brigden took a picture of the whole 'bunch in front of the house, women and all.

"We had five teams hauling, and got ninety-nine logs to the mill and about fifty more cut ready to haul. 'Dad' Usher and I went ahead and measured all the trees and marked them for cutting to the required length. 'Dad' is a builder, and will have charge of the erection. They have commenced sawing and we expect to get the hall up very soon.

"Mr. Risley was delighted to see the turn out, and the men worked as if they were getting $5.00 a day for their work.

"Donnelly came over from Palm Grove and McIntosh from Santa Anna to help us. Ford, the manager of the San Francisco Tract, said he would help us with labor or money.

"When McKinley takes hold of anything it has to go. I was telling the boys as they sat at the table that Capt. Smith of Santa Fe said he would give the people of Santa Fe ten acres for a cemetery and they called a meeting to accept it. There were only three men at the meeting. I mention this to show the difference between their enthusiasm and that of us, McKinleyites."

OUR FRUIT PICTURE.

The engraving on this page represents Mr. Charles Oberlander, a Buffalo piano dealer, who was one of our earliest purchasers of bonds, holding two pineapples which were grown in the Isle of Pines. They weigh seven and a half pounds each, and were among the specimens of fruit that he brought north on his return from a recent visit to McKinley. He had another weighing fourteen pounds, which he left in New York. Mr. Oberlander owns Tract 436 in Central McKinley, near the Orange Grove, and planted four acres with vegetables during his recent visit. Mr. A. B. Zehr, a recent arrival from Beaver Falls, has charge of the garden during Mr. Oberlander's absence.

The wire basket in the picture contains grape-fruit grown by the Mason Bros., at their plantation, La Ceiba, in the central part of the island, but the largest one on the top was grown at McKinley. The fruit from the Mason grove is being regularly shipped to Messrs. P. Ruhlman & Co., New York commission merchants. The wicker basket contains oranges from the Manigua Orange Grove at McKinley, which are described in another article.

Letter from Mr. C. P. Funk.

BUFFALO, N. Y., Nov. 28, 1908.

Mr. F. A. Fernald, Treasurer:

DEAR SIR—Perhaps it would interest some of the bondholders and friends to know how McKinley and the Isle of Pines appeared to a visitor last summer. I made a visit to the island in July, and was very much pleased with conditions and the land there. About two years ago I heard about the Tropical Development Company and its land in the Isle of Pines, and I decided to purchase a tract from them. I then had Mr. F. C. Payne, who is a settler there, visit my tract and give me an estimation of it, and I arranged with him to plant a ten-acre grove. After it had been planted I wanted to see myself what it looked like, and so decided to leave for a visit to the island on the 10th of last July, with my daughter. We arrived at the island about six days later and spent about seven days there. When we arrived Mr. Payne met us at the boat landing. We at once went to the McKinley tract and spent the following days in seeing different parts of the island. The 500-acre grove was the first thing we visited, and I must say it looked fine. Then I went to see my own tract and grove and was very much pleased with it, as I had never seen trees grow so rapidly as these which had been planted about eight months before. The soil is black loam and of a fertile nature. After this we visited some of the other groves, of which Mr. Young's was one. We also paid a visit to the Mason grove, from which fruit has been shipped north and has been shown to us. After this we also visited the nursery where many of the trees come from for the McKinley groves. So we spent seven days going about the island visiting the different groves. We also saw the splendid government road which leads into McKinley, one of a number that the government is building at great expense, and which are as good as our asphalt streets. As we went along the road we saw new groves on both sides, from 5 to 150 acres, and it is a pleasure to see the groves growing vigorously everywhere. Some of the trees which we saw on Mr. Young's grove bore 12 or 15 grape fruit hanging in a single cluster. On the grove of Mr. M. J. Payne, of Blasdell, N. Y., which was planted 18 months ago, we saw from 5 to 8 oranges on a limb. We also saw pineapples grown on the island which weighed as high as 14 pounds, besides many other varieties of fruit which I have not the space to mention. We felt repaid for our visit and left the island more than ever satisfied that it is an ideal place for growing citrus fruit. We also feel thankful to Mr. Payne and the other settlers for their hospitality and kindness shown to us during our visit.

Thanking you for the opportunity to write about my visit, I remain,

Yours truly,

CHAS. P. FUNK.

Bonds and Deeds Issued.

The issue of Profit Sharing Gold Bonds on which the payments have been completed goes on rapidly, and now the 2,000 mark has been passed. On March 20, 1908, the number issued was 1,234, and on December 1st the total was 2,043, an increase of about 800 in a little over eight months.

Two more lots of deeds, one of 57 and the other of 30, have been delivered to purchasers during the past few weeks by the Tropical Development Company.

Fruit from Mr. Young's Grove.

CLING-SURFACE CO.,
1032-1048 Niagara St.,
BUFFALO, U. S. A., Dec. 5, 1908.

Tropical Development Co., Buffalo, N. Y.:

GENTLEMEN—Enclosed find a photograph of the first shipment of sample fruit from my tracts, Nos. 193, 190, 207, 206 and 188, consisting of Grapefruit, Pineapple and Parson Brown Oranges, Lemons and Limes.

The Grapefruit was the Walters', one of the varieties planted in the Manigua Groves, and is equal to any Grapefruit we have ever eaten. The fruit was exceedingly juicy with rich flavor, without rag, and skin not very thick, notwithstanding the fact that they are the first fruiting from young trees—only two and one-half years old. This shipment proves that the Walters is one of the best Florida varieties, and also that it is ripe and salable in the early part of November.

The Pineapple Orange, another variety planted in the Manigua Groves, was picked about the 14th of November. The fruit was sweet, sprightly, and very juicy and of good size. When eaten, in comparison with the Parson Brown, it was found to be far superior, and as this shipment has shown us that the Pineapple ripens as early as the Parson Brown, it certainly will prove to be a seller. By the way, the Pineapple, in Florida, is rated in Hume's "Citrus Culture" as ripening in January and February.

The Lemons and Limes were, as a matter of course, excellent.

I would not allow the trees to bear this year, with the exception of a few fruit here and there.

This first shipment of samples was very gratifying, and it demonstrates conclusively that these varieties can be grown with great success on the island (something which had not been known before), and certainly shows the effects of our continuously warm sun, with none of the cold drawbacks of Southern Florida or California.

Yours very truly,
ALBERT B. YOUNG.

MR. A. B. YOUNG'S FRUIT IN BUFFALO

Fertilizer for the Grove.

Each kind of work in the care of an orange grove has its season. The Tropical Development Company received early in November a report made by Mr. Clendenning, Superintendent of the Manigua Grove, to Manager Ford, asking for a supply of fertilizer, and stating that November and December were the best months to apply it for producing fruit next year. Accordingly, the Directors at their next regular meeting authorized Manager Ford to purchase a quantity of the best orange-tree fertilizer for use on the Grove.

Additional supplies will follow, for it is the purpose of the Company to properly fertilize the big grove and carry it steadily forward to the producing stage. Bondholders can help in this by sending in their instalment payments promptly and in advance when they can, by always having a good word to say for McKinley and also by helping the Company to sell the remaining Bonds, so as to bring in more money for the Grove.

Election of Fourth Inspector.

Hon. E. M. Johnson, of Olean, N. Y., has been elected Fourth Annual Inspector to inspect the Manigua Orange Groves, at McKinley, and report to the Bondholders thereon. There were only two candidates in the field, and the vote stood 285 for Mr. Johnson, 108 for Mr. Henry Christman, of Cleveland, O., and 1 vote cast for Mr. Baxter, the last Inspector. The total was 394, showing that about 45 per cent. of the Bondholders voted.

The pre-eminent qualifications of Mr. Johnson, derived from long years of experience in business and public affairs, together with the fact that he has already twice visited McKinley, decided the matter with most of the voters. The following letter puts in words what many doubtless thought:

AUGUSTA, ME., Nov. 18, 1908.

Tropical Development Co., Buffalo, N. Y.:

GENTLEMEN—My position between Mr. Christman and Hon. E. W. Johnson as Inspector of the property in the Isle of Pines is defined only in selecting the one most and best fitted for this inspection.

While I have no doubt of the *honesty* of the report either might submit, I think as Mr. Johnson first saw the island in a crude state and has twice since visited it he ought to be better fitted to give such a report as investors require, that is, the progress and development of McKinley as well as the exact situation and condition of its people who are now occupying tracts as homes.

(Signed) L. K. SMITH.

Mr. Christman should feel complimented by the vote that he received, which was larger than that given to any other candidate who has run second in any of the four elections thus far held.

Isle of Pines Fruit on Sale in Buffalo.

The Tropical Development Company has had at its main office a box of Isle of Pines grape-fruit from the first shipment sent north this season by the Mason Bros., arriving October 15th. The shipment was bought at once by two dealers in Utica, N. Y., and Plainfield, N. J., but several boxes were secured through prompt action by Mr. R. P. Risley, who bought them back from the Utica dealer.

Samples were shown to Mr. Frank L. Hall, of Buffalo, who at once recognized its superior flavor, and placed an order for a supply. The fruit is now on sale by the Frank L. Hall Co., at their stores, 1130 Main street, corner of Summer, and 230 Lexington avenue, corner of Ashland (formerly Central Park Market Company). Buffalo people who have visited the Isle of Pines and learned the superiority of this fruit can now obtain it at home. It does not have the strong bitter taste of Florida grape-fruit, but only just enough for a tonic flavor, so that it needs little or no sugar. This makes it a favorite with many who dislike a pronounced bitter taste, and also with persons who can not take much cane sugar on their food.

LAND OPEN IN CENTRAL McKINLEY

A Few Fine Tracts Left to be Given FREE to Purchasers of Bonds

Positively Your Last Chance to Buy Our Gold Bonds on Present Easy Terms and Secure an Acre of Land Free with Each Bond in the Original McKinley Colony

READ OUR GREAT OFFER

Owing to the fact that a few of our Bondholders have been unable to continue the payments on their Bonds and Land we have a few VERY DESIRABLE TRACTS OPEN FOR ALLOTMENT in the famous ORIGINAL McKINLEY COLONY.

The location of these tracts is shown on the large map of the Colonies. Some are near PORT McKINLEY, some near the TOWN-SITE and some near the big FIVE HUNDRED-ACRE ORANGE GROVES.

We will allot these tracts ABSOLUTELY FREE to buyers of our GOLD BONDS—one acre FREE with each BOND. This is the plan upon which we founded McKINLEY, and it is still in force.

The price of our bonds is $90 each if paid for over TWO YEARS on MONTHLY, QUARTERLY, or SEMI-ANNUAL payments. A discount of ten per cent. is allowed for semi-annual payments, or all cash at time of purchase, making the Bond cost $81.

TEN Bonds will, therefore, cost either $900 or $810, depending on how you pay for them. A ten-acre tract will be given free with TEN BONDS, or FIVE ACRES with FIVE BONDS.

Not a foot of ground is taken from any tract or town-lot in Central McKinley for STREETS OR ROADS. All the land for these and for the PLAZA in the town-site—more than 200 acres—is given by the Tropical Development Company.

There is no charge to the purchaser for DRAWING OR RECORDING DEEDS to tracts in Central McKinley—this expense is borne by the Company.

There are TWO HOTELS in Central McKinley, the GENERAL STORE, POSTOFFICE, BLACKSMITH SHOP, SAWMILL AND SCHOOL are also here, in the center of the McKinley Colonies. The new government road from the next town on the east runs to the McKinley town-site.

Therefore, if you wish to secure a fine ten-acre tract FREE, in the ORIGINAL McKINLEY COLONY, with Bonds on EASY MONTHLY PAYMENTS, you MUST ACT QUICKLY and forward your FIRST MONTHLY PAYMENT of $37.50 by RETURN MAIL.

TROPICAL DEVELOPMENT COMPANY

Founders of McKinley and East McKinley and the Manigua Orange Groves

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Also New York, Cleveland, Philadelphia, Boston and Toledo